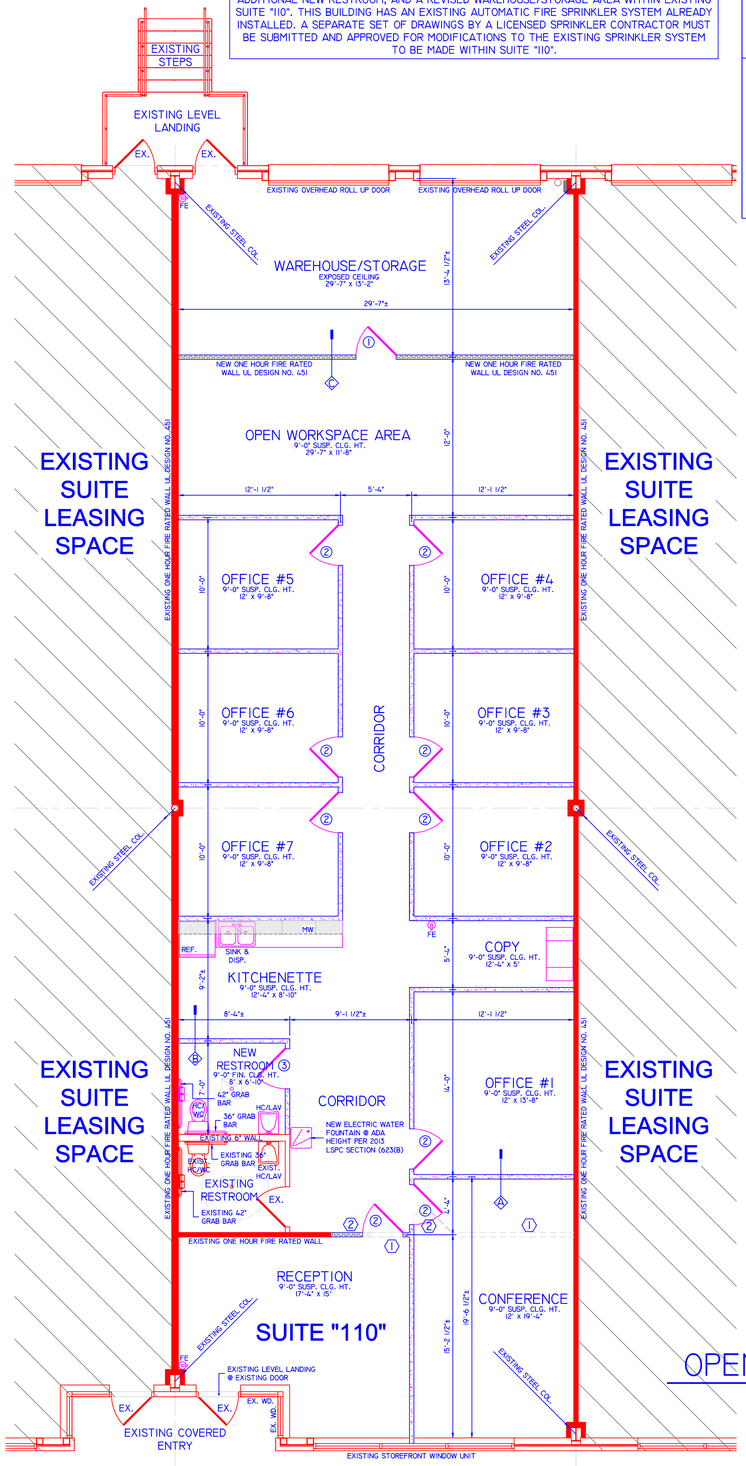
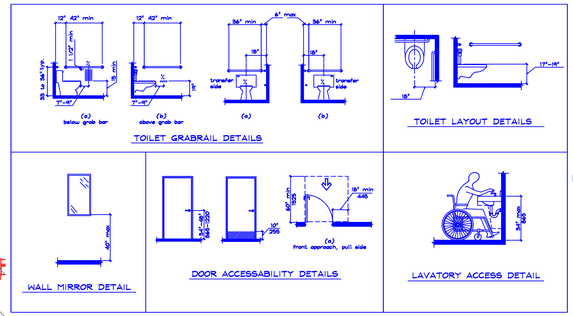
GENERAL BUILDING NOTES:

THIS BUILDING IS EXISTING. THIS SUITE IS EXISTING. THIS IS AN INTERIOR RENOVATION PROJECT ONLY. THE SCOPE OF WORK INVOLVES A RENOVATION FOR NEW OFFICES, AN ADDITIONAL NEW RESTROOM, AND A REVISED WAREHOUSE/STORAGE AREA WITHIN EXISTING SUITE "110". THIS BUILDING HAS AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM ALREADY INSTALLED. A SEPARATE SET OF DRAWINGS BY A LICENSED SPRINKLER CONTRACTOR MUST BE SUBMITTED AND APPROVED FOR MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM TO BE MADE WITHIN SUITE "110".



DETAILED RENOVATED FLOOR PLAN

SCALE: 3/16" = 1'-0"



TYPICAL ADA DETAILS

TO TRUE SCALE

SCHEDULE OF OPENINGS

MARK	DIMENSION	DESCRIPTION	FRAME DESCRIPTION
1	3'-0" x 7'-0"	MATCH EXISTING INTERIOR GRADE FIRE RATED DOOR. (45) MINUTE FIRE RATED SELF CLOSING DOOR	HOLLOW STEEL FRAME (45 MINUTE FIRE RATED)
2	3'-0" x 7'-0" x 1 3/8"	MATCH EXISTING INTERIOR GRADE DOOR	HOLLOW STEEL FRAME
3	3'-0" x 7'-0" x 1 3/8"	MATCH EXISTING INTERIOR GRADE DOOR w/ PRIVACY LATCH	HOLLOW STEEL FRAME

HARDWARE SCHEDULE

LOCATION	DESCRIPTION	FRAME DESCRIPTION
FIRE RATED DOOR	HOLLOW STEEL DOOR SELF CLOSING IN HOLLOW STEEL FRAME (45 MINUTE RATED)	1 1/2" PAIR BUTTS 1 DOOR STOP 1 PARALLEL ARM AUTOMATIC CLOSURE LEVER HANDLE CYLINDER LOCKSET (ALWAYS FREE INSIDE)
ALL INTERIOR DOORS	INTERIOR GRADE DOOR IN HOLLOW STEEL FRAME	1 1/2" PAIR BUTTS 1 DOOR STOP LEVER HANDLE CYLINDER LOCKSET (ALWAYS FREE INSIDE)
NEW RESTROOM DOOR	INTERIOR GRADE DOOR IN HOLLOW STEEL FRAME	1 1/2" PAIR BUTTS 1 DOOR STOP LEVER HANDLE WITH PRIVACY LATCH

SCHEDULE OF FINISHES

SPACE	FLOORS	TRIM	WALLS	CEILING	HT.	REMARKS
RECEPTION	CARPET	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
CONFERENCE	CARPET	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
OFFICES	CARPET	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
OPEN WORK AREA	CARPET	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
KITCHENETTE	VINYL COVE TILE	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
CORRIDOR	VINYL COVE TILE	4" VINYL COVE BASE	PAINTED GYPSUM BD.	ACOUSTICAL SUSP. CEILING	9'-0"	(1)
RESTROOM	VINYL COVE TILE	4" VINYL COVE BASE	PAINTED GYPSUM BD.	PAINTED GYPSUM BD.	9'-0"	(2)
EXISTING WAREHOUSE	SEALED CONC.	1X4 WOOD BASE	PAINTED GYPSUM BD.	EXPOSED EXIST. STEEL	VARIES	

(1). 24" x 24" FISSURED SUSPENDED CEILING TILES, RH 90, HUMIDITY RESISTANT CEILING TILES, MATCH EXISTING.
(2). 1/2" PAINTED GYPSUM BOARD ON 2x8 CEILING JOIST @ 16" O.C.

DEMOLITION NOTES:

(1) REMOVE WALL AS INDICATED ON DRAWING FOR NEW WORK REQUIRED. PATCH REMAINING TO MATCH EXISTING. PROVIDE TEMPORARY BRACING AT BEARING WALLS.

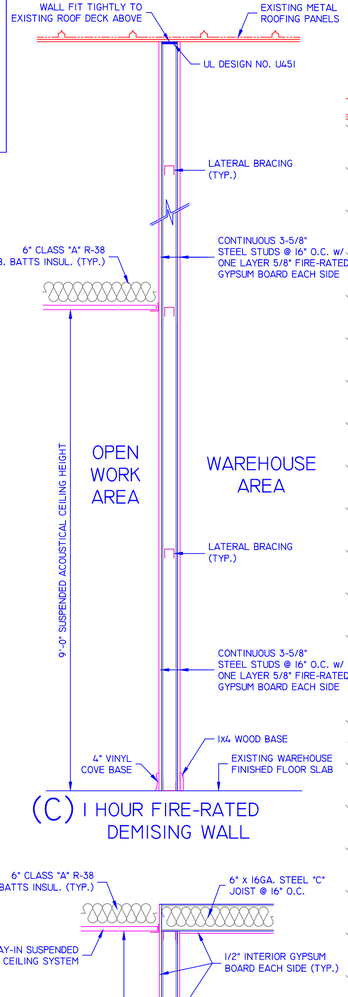
(2) REMOVE EXISTING DOOR AND FRAME. REUSE ELSE WHERE AS INDICATED ON THE DRAWING. PATCH WALL TO MATCH EXISTING WHERE REQUIRED.

(3) REMOVE EXISTING WINDOW AND FRAME. SAVE WINDOW FOR OWNER. PATCH WALL TO MATCH EXISTING WHERE REQUIRED.

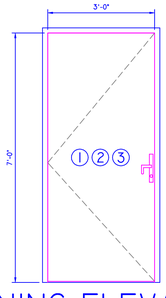
LEGEND:

(1) HOUR FIRE RATED WALL 3-5/8" STEEL STUDS @ 16" O.C.
(1) LAYER 5/8" GYPSUM BOARD FIRE CODE EACH SIDE FROM FLOOR TO BOTTOM OF ROOF DECK ABOVE. UL DESIGN NO. UL415.

DENOTES EXISTING (1) HOUR FIRE RATED WALL.
DENOTES EXISTING METAL BUILDING WALLS.
DENOTES EXISTING STEEL COLUMN.
DENOTES EXISTING INTERIOR WALLS.
EX./EX. WD. DENOTES EXISTING DOOR OR WINDOW.
DENOTES NEW 3-5/8" STUDS @ 16" O.C.
(2) DENOTES NEW DOOR OPENING, SEE SCHEDULE.
FE DENOTES WALL MOUNTED FIRE EXTINGUISHER.

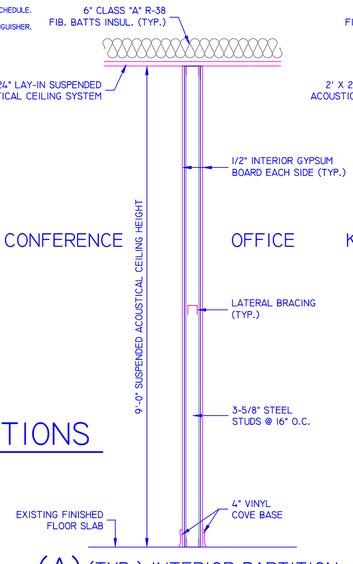


(C) 1 HOUR FIRE-RATED DEMISING WALL

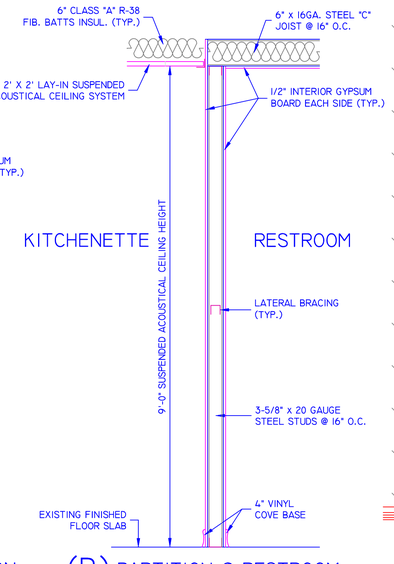


OPENING ELEVATIONS

SCALE: 1/2" = 1'-0"



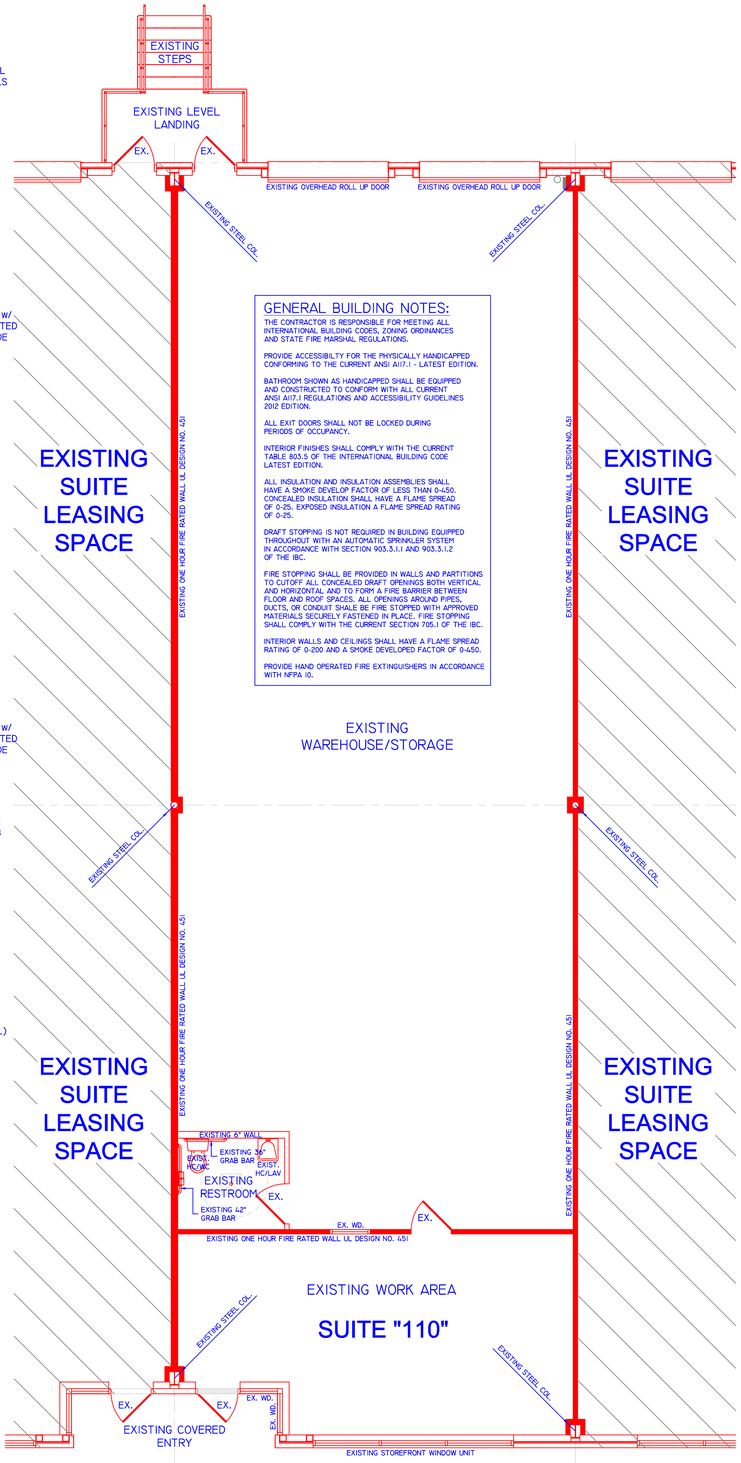
(A) (TYP.) INTERIOR PARTITION



(B) PARTITION @ RESTROOM

WALL SECTION DETAILS

SCALE: 3/4" = 1'-0"



GENERAL BUILDING NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL INTERNATIONAL BUILDING CODES, ZONING ORDINANCES AND STATE FIRE MARSHAL REGULATIONS.

PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO THE CURRENT ANSI A117.1 - LATEST EDITION.

BATHROOM SHOWN AS HANDICAPPED SHALL BE EQUIPPED AND CONSTRUCTED TO CONFORM WITH ALL CURRENT ANSI A117.1 REGULATIONS AND ACCESSIBILITY GUIDELINES 2012 EDITION.

ALL EXIT DOORS SHALL NOT BE LOCKED DURING PERIODS OF OCCUPANCY.

INTERIOR FINISHES SHALL COMPLY WITH THE CURRENT TABLE 803.5 OF THE INTERNATIONAL BUILDING CODE LATEST EDITION.

ALL INSULATION AND INSULATION ASSEMBLIES SHALL HAVE A SMOKE DEVELOP FACTOR OF LESS THAN 0-450. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-25. EXPOSED INSULATION A FLAME SPREAD RATING OF 0-25.

DRAFT STOPPING IS NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND 903.3.1.2 OF THE IBC.

FIRE STOPPING SHALL BE PROVIDED IN WALLS AND PARTITIONS TO CUTOFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM A FIRE BARRIER BETWEEN FLOOR AND ROOF SPACES. ALL OPENINGS AROUND PIPES, DUCTS, OR CONDUIT SHALE BE FIRE STOPPED WITH APPROVED MATERIALS SECURELY FASTENED IN PLACE. FIRE STOPPING SHALL COMPLY WITH THE CURRENT SECTION 705.1 OF THE IBC.

INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING OF 0-200 AND A SMOKE DEVELOPED FACTOR OF 0-450.

PROVIDE HAND OPERATED FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10.

EXISTING FLOOR PLAN LAYOUT

SCALE: 3/16" = 1'-0"

2,880 SQUARE FOOTAGE

KARL B. ROSS
DESIGN * CONTRACT * PLANNING
2561 CITIPLACE CT., STE. 750-189
BATON ROUGE, LOUISIANA 70808
225.802.6603.

BUILD OUT FOR SUITES "110"
8184 LA. HIGHWAY 44, SUITE "110"
EAST LAKE COMMERCE CENTER
GONZALES, LOUISIANA 70737
ASCENSION PARISH

DATE:
JUNE 25, 2015
REVISIONS:

SHEET:
A-1
OF 3